



Winston-Salem

December 31, 2019  
RICHARD M MILLER  
626 N TRADE ST  
WINSTON-SALEM, NC 27101

RE: **2419 SINK ST - CASE NO: 2016101262**  
**PIN #6844-05-9014.00**  
**Pursuant to the Six-Month Vacancy Provision Section 10-203(f) (1)/(2)**

Dear Property Owner:

You are hereby advised that an Ordinance ordering the repair or demolition of the above referenced dwelling will be considered by the Community Development Housing/General Government Committee of the Winston-Salem City Council on **January 14, 2020**. The meeting will be held at 4:30 pm in the City Council's Committee Room on the 2nd floor of City Hall, Room 239.

Pursuant to an ordinance adopted in December 1989 and amended in December 1991, the Winston-Salem City Council may consider the adoption of a dwelling where:

1. The owner has vacated and closed the dwelling, and the property remained vacated and closed for a period of six (6) months pursuant to an Order and;
2. the city Council of the City of Winston-salem finds among other things, that the continuation of the dwelling in its vacated and closed status would be hostile to the health, safety, morals and welfare of the City and;
3. it is shown that the repairs necessary to render the building fit for human habitation would (check one):  cost less than fifty percent (-50%) of the present value of the dwelling **OR**  cost more than fifty percent (+50%) of the preent value of the dwelling.

If you wish to be heard or to present any evidence concerning whether or not the referenced dwelling should not be demolished, please contact me at the number provided below. Accepted evidence includes; construction or repair receipts, contract for demolition, or a sales contract.

Should you have any questions, please do not hesitate to call me at (336) 734-1272.

Sincerely,

*Sharon B. Richmond*

Sharon B. Richmond  
Deputy Director  
Acting as Housing Conservation Administrator

Letter #209/th

Community Development  
Department

City of Winston-Salem  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.727.2878  
[www.cityofws.org](http://www.cityofws.org)

**CityLink311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity.



Community Development  
Department

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## CODE DEFICIENCIES - EXHIBIT A

**CASE NO: 2016101262**

**NEIGH. CONSERVATION OFFICER: DARYL GREEN - (336)734-1276**

**LOCATION: 2419 SINK ST**

### VIOL NBR VIOLATION DESCRIPTION

### STATUS/ORDINANCE

867260	OTHER - REPAIR RETAINING WALL MINOR V-10-197	
867248	OTHER - REMOVE TREE LIMB FROM ROOF MINOR V-10-197	
867255	REPLACE LOOSE WALL AND CEILING MATERIALS MINOR V-10-197(G)(4)	- KITCHEN
867244	REPAIR FOUNDATION VENTS MINOR V-10-197(H)(6)(B)	-
867251	PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING MINOR V-10-197(G)(3)	-
867253	REPAIR CRAWL SPACE DOOR MINOR V-10-197(G)(1)	-
867258	REPAIR FOUNDATION - LEFT SIDE AT BACK UNFIT V-10-197(G)(1)	
867259	REPAIR OR REPLACE STEPS AT FRONT UNFIT V-10-197(G)(8)	-
867246	REPAIR OR REPLACE DEFECTIVE SIDING UNFIT V-10-197(G)(3)	- BACK/RIGHT
867247	REPAIR OR REPLACE STEPS AT REAR UNFIT V-10-197(G)(8)	-
867254	WEATHERSTRIP DOORS UNFIT V-10-197(B)(4)	- BACK (BOTTOM)
867243	REPAIR FOUNDATION - BACK UNFIT V-10-197(G)(1)	